

BRING YOUR TENANTS TO UNION VILLAGE

NEC Galleria Drive & Stuffebeam | Henderson, NV 89011



AVAILABLE SF Up to ±10,000 SF
APN 161-34-810-034,
 161-34-810-029, &
 161-34-710-030

PROPERTY HIGHLIGHTS

- Located in Union Village near the LVAC, Henderson Hospital & Dave & Buster's
- Ideal for amenities and services that cater to healthier lifestyles
- Gateway to Cadence, Tuscany and Lake Las Vegas with over 25,000 homes
- Two 4,300 SF buildings under construction

AVAILABLE SPACES

- Pads 1 & 2: Two 4,300 SF buildings located on 1.22 acres
- ±1,591 SF Available Now next to Roll Em Up Taquitos - Grey Shell

NEARBY TENANTS

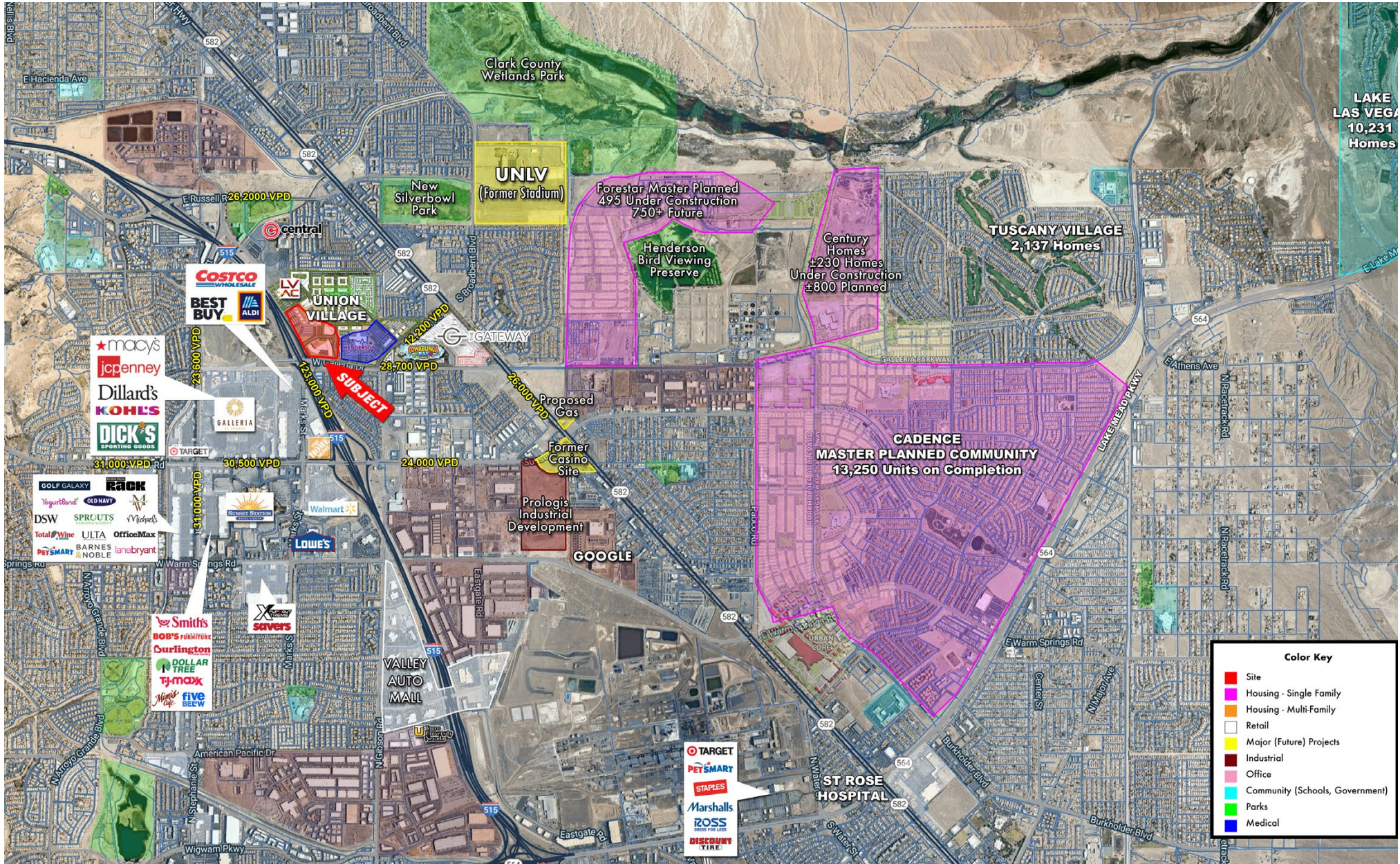


Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
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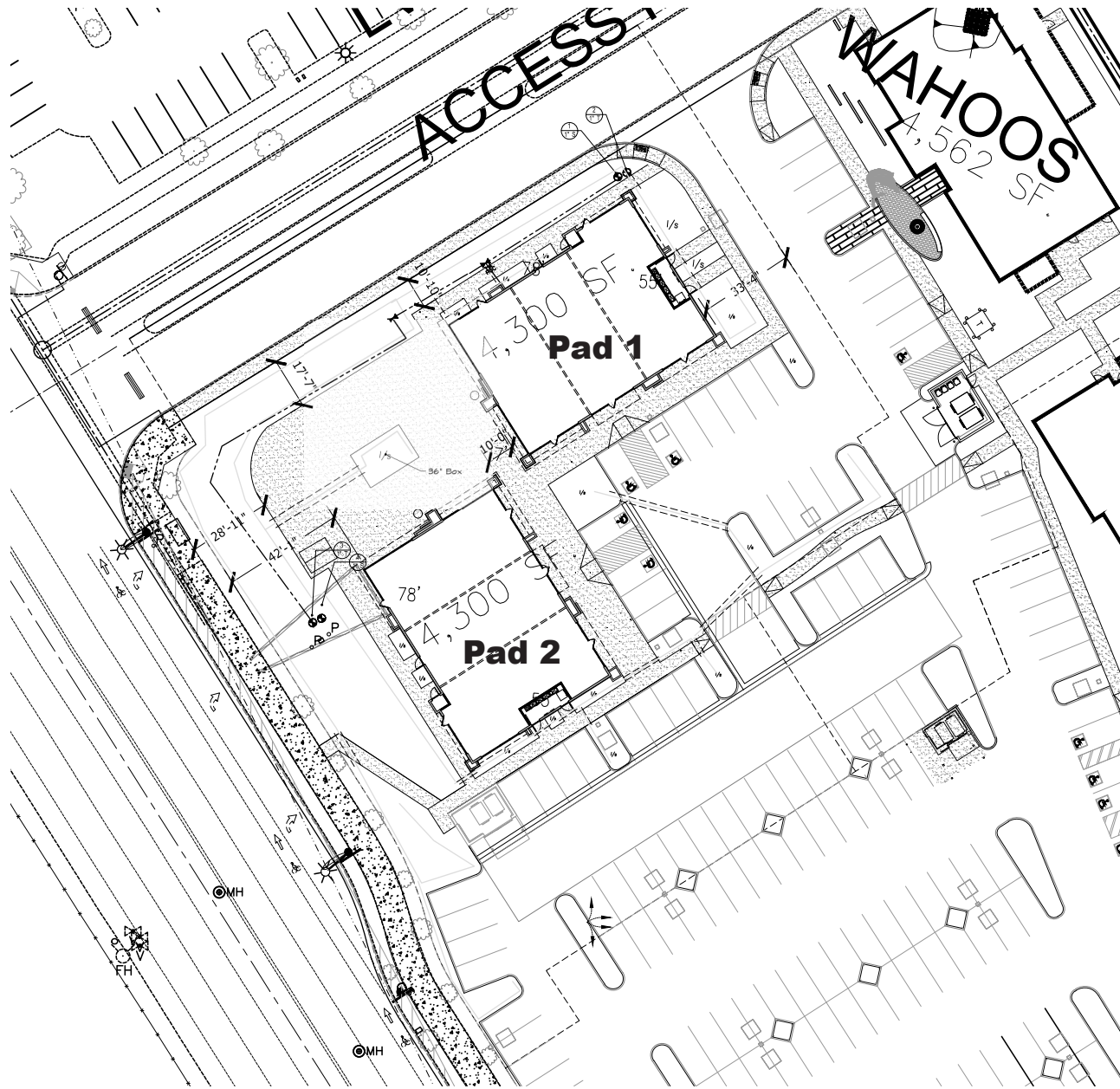
| Site | SQ FT | Use |
|----------|------------|-----------------------------------|
| Pad 1 | 4,300 SF | AVAILABLE |
| Pad 2 | 4,300 SF | AVAILABLE |
| Lot 5 | 2.10 Acres | UNDER CONTRACT Everhome Suites |
| Lot 6 | 7,000 SF | NAP |
| Pad B | 991 SF | Koibito Poke |
| Pad C2 | 1,591 SF | AVAILABLE |
| Pad E | 3,000 SF | KinderCare |
| Parcel 5 | 4.5 Acres | Dave & Buster's |

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2025 ESTIMATED DEMOGRAPHICS

Population



| | |
|--------|----------------|
| 1-Mile | 15,566 |
| 3-Mile | 124,854 |
| 5-Mile | 326,779 |

Average Household Income



| | |
|--------|------------------|
| 1-Mile | \$81,639 |
| 3-Mile | \$94,245 |
| 5-Mile | \$109,699 |

Number of Households



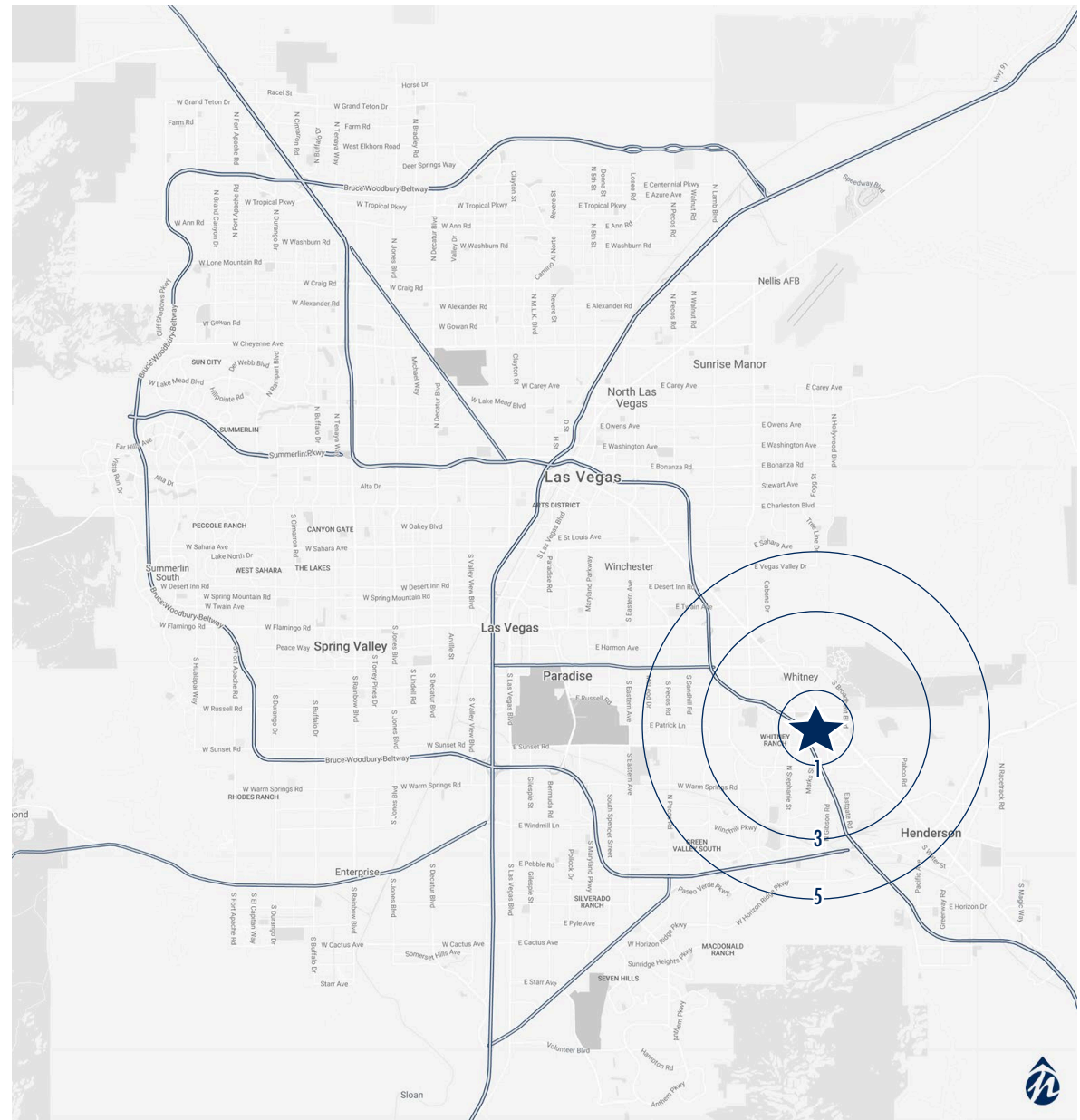
| | |
|--------|----------------|
| 1-Mile | 6,551 |
| 3-Mile | 49,896 |
| 5-Mile | 129,791 |

Daytime Population (Employees)



| | |
|--------|---------------|
| 1-Mile | 8,960 |
| 3-Mile | 41,709 |
| 5-Mile | 95,491 |

Traffic Counts: 134,000 vpd
I-95 & Galleria



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